



City of Annapolis

Department of Planning & Zoning

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Planning Commission

March 17, 2011

The Regular Meeting of the Planning Commission of the City of Annapolis was held on March 3, 2011 in the City Council Chamber. Chair DiQuinzio called the meeting to order at 7:31p.m.

Present: **Chair** DiQuinzio, **Vice Chair** Dr. Harris, Waldman, Herald, Dr. Scott, Urban

Staff: Jon Arason, P&Z Director, Tom Smith, Chief Current Planning

Mr. Urban moved approval of the agenda as submitted. Dr. Scott seconded the motion. **Passed 6-0.**

Journal of Proceedings:

February 17, 2011 Meeting Minutes

Dr. Scott moved approval of the February 17, 2011 meeting minutes as written. Dr. Harris seconded the motion.

Passed 5-0. Mr. Urban abstained from voting on the February 17, 2011 meeting minutes.

March 3, 2011 Meeting Minutes

Mr. Urban moved approval of the March 3, 2011 meeting minutes. Dr. Harris seconded the motion. **Passed 6-0.**

1. Main Ingredient Findings

Mr. Urban moved approval of the findings as written. Dr. Harris seconded the motion. **Passed 6-0.**

2. Ordinance O-36-10

Mr. Arason explained that a representative of the Annapolis Business Association (ABA) who was unable to attend the March 3, 2011 meeting when this application was heard has requested to submit a letter of testimony to the Commission on behalf of the ABA. The letter was provided to the Commission for review.

Mr. Arason noted that there were some deficiencies identified with the ordinance as written and was discussed at the March 3, 2011 meeting. He stated that the applicant's attorney has prepared a memo to address these deficiencies and would like to briefly discuss them. He went on to respond to the Commission's request for additional information on the capacity of the downtown infrastructure; and the percentage of properties that can be converted to maritime uses without taking away the maritime character.

Mr. Delavan clarified that Ordinance O-36-10 was established to allow additional uses in the WMC zoning district only as special exception uses. He also believes that the ordinance needs to be revised to improve the text of the ordinance as originally written and has prepared some proposed amendments that were distributed to the Commission for review. He asked that the Commission forward these amendments to the Council for consideration. He suggested that a condition be added to the ordinance that pedestrian waterfront access be maintained across the front or waterfront of any property that develops using the uses in this ordinance. These conditions can be added to the ordinance as a footnote. The applicants have filed an application for a map amendment to rezone the property located at 110 Compromise Street from WMC to C2.

The Commission asked staff to combine the new map amendment introduced by the applicant's attorney with the changes to the ordinance so that they can be reviewed simultaneously. The Commission agreed to continue the review and discussion of this application to their April 21, 2011 meeting and requested a status report at that time.

With there being no further business, a motion was made and duly seconded to adjourn the meeting at 8:00pm.

Tami Hook, Recorder